



McGUIRE
COMMERCIAL GROUP

425 Merchant Street

DOWNTOWN VACAVILLE
OFFERED AT \$1,800,000



Property Details

Prominent 5,853 square foot office building in downtown Vacaville offered For Sale, For Lease, or Lease/Option with Seller Financing available. Currently three units that can be easily converted into a single occupant space or split further. The upstairs unit offers 3,832 square feet suitable for professional services, featuring a conference room, main office with views, and a light-filled bullpen. Both floors include reception areas, ADA-compliant bathrooms, break rooms, private offices, and conference rooms. Key features are covered parking, visible signage, high vehicle exposure, and proximity to downtown restaurants and I-80 access.

Highlights

- Seller Financing Available
- Highly visible with significant traffic flow
- Downstairs: 2,021 SF currently occupied; Upstairs: 3,832 SF available
- Both levels feature:
 - Individual reception areas
 - ADA-compliant restrooms
 - Conference rooms
- Includes covered parking and building signage



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Location

Downtown Vacaville





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Upstairs



Unit



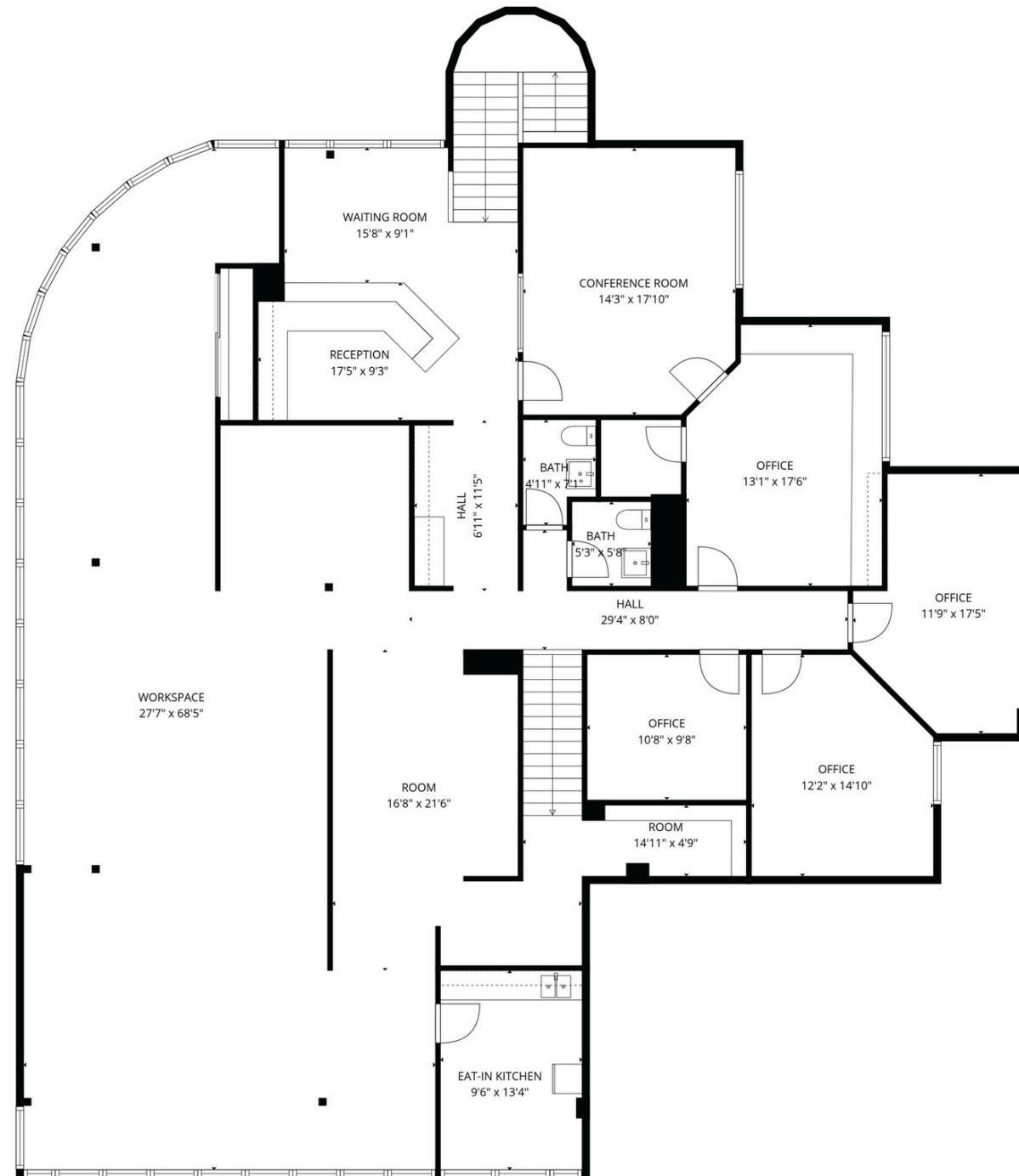
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Upstairs

Unit



TOTAL: 3638 sq. ft
FLOOR 1: 3638 sq. ft
EXCLUDED AREAS: WALLS: 140 sq. ft

FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.



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Traffic Count

[Full Report](#)



4,129

2018 Est. daily traffic counts

Street: Merchant St
Cross: Dobbins St
Cross Dir: NE
Dist: 0.05 miles

Historical counts

Year	Count	Type
2012	4,400	ADT
2007	3,900	ADT
2005	3,340	ADT
2003	3,340	ADT



3,817

2018 Est. daily traffic counts

Street: Main St
Cross: Parker St
Cross Dir: W
Dist: 0.03 miles

Historical counts

Year	Count	Type
2012	3,300	ADT
1999	6,906	CAC



7,051

2018 Est. daily traffic counts

Street: Mason St
Cross: Boyd St
Cross Dir: W
Dist: 0.02 miles

Historical counts

Year	Count	Type
2012	7,100	ADT
2007	8,900	ADT
2005	8,310	ADT
2003	8,310	ADT
1996	5,000	MPSI Estimate



6,109

2018 Est. daily traffic counts

Street: Dobbins St
Cross: Main St
Cross Dir: S
Dist: 0.02 miles

Historical counts

Year	Count	Type
2012	5,500	ADT
2007	8,480	ADT
2005	5,470	ADT
2003	5,470	ADT



3,123

2018 Est. daily traffic counts

Street: Mason St
Cross: Cernon St
Cross Dir: E
Dist: 0.02 miles

Historical counts

Year	Count	Type
2007	3,050	ADT
2005	3,000	ADT
2003	3,050	ADT

NOTE: Daily Traffic Counts are a mixture of actual and Estimates (*)



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Demographics

Median Household
Income

\$97,621

Median
Age

38.7

Education
Level

College
Degree

Life
Mode

Affluent
Estates

[Full Report](#)



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More Info

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